

WARRANTY DEED

53-1-21 ✓

48-160-4

Know all Men by these Presents,

019542

That I, IONA F. FRENCH of Winslow, County of Kennebec and State of Maine,

in consideration of ONE (\$1.00) DOLLAR and Other Valuable Considerations

paid by WENDY RAE NORTHRUP-NILES of Augusta, County of Kennebec and State of Maine,

whose mailing address is 70 Townsend Road, Augusta, Maine, 04330

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said WENDY RAE NORTHRUP-NILES, her

heirs and assigns forever,

CERTAIN REAL PROPERTY situate in Waterville, County of Kennebec and State of Maine, described as follows:

AN UNDIVIDED ONE HALF INTEREST in and to UNIT NO. 4, on the left rear of the building known as Pleasantdale Condominium, as more fully described in Section IV of the Declaration of Pleasantdale Condominium Associates dated March 3, 1977, and recorded in the Kennebec County Registry of Deeds in Book 1979, Page 66, and an Amendment to Declaration of Condominium recorded in said Registry in Book 1999, Page 108, and also as described in a certain Plan of Pleasantdale Condominiums dated March 3, 1977, and recorded in the Kennebec County Registry of Deeds File No. B-77022 thru 77026 to which reference may be had for a more particular description; together with a one-eighth (1/8) equal and undivided portion of common elements.

WENDY RAE NORTHRUP-NILES is hereby conveyed a one half interest in said UNIT NO. 4 as tenant in common with Myrtle L. Brewer. The property is subject to and with the benefits of an Agreement between said tenants in common dated July , 1987, to be recorded in the Kennebec County Registry of Deeds.

BEING all and the same premises acquired by Michael R. Stein and Iona French as joint tenants by Deed of Sale by Personal Representative of the Estate of Janice E. Gardner dated November 7, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2880, Page 275. Michael R. Stein is deceased.

THE ABOVE Declaration of Condominium was further amended by Amendment dated March 15, 1983, recorded in the Kennebec County Registry of Deeds in Book 2547, Page 222.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **WENDY RAE NORTHRUP-NILES**, her

heirs and assigns, to her and their use and behoof forever.

And I do **covenant** with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances
EXCEPT AS AFORESAID

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will **warrant and defend** the same to the said

Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **IONA F. FRENCH**

andxx

~~husband/wife of the said~~

~~joining in this deed~~ as Grantor, and relinquishing and conveying all rights by descent and all other rights

in the above described premises, have hereunto set my hand and seal this 3rd

day of the month of August, A.D. 19 87.

Signed, Sealed and Delivered

in presence of

William P. Dubord

Iona F. French
IONA F. FRENCH

State of Maine, County of KENNEBEC

ss:

August 3, 19 87.

Then personally appeared the above named **IONA F. FRENCH**

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

William P. Dubord
William P. Dubord Notary Public
Attorney at Law

Printed Name, *William P. Dubord*

RECEIVED KENNEBEC SS.

1987 AUG -5 AM 9:00

RECORDED FROM ORIGINAL